

45 mn from Toulouse, Mansion house fully renovated, garden, pool, garage, in the historic centre + flat 50 sqm



INFORMATION

Town:	Gimont
Department:	Gers
Bed:	6
Bath:	3
Floor:	480 m2
Plot Size:	180 m2

IN BRIEF

In the historic centre and within walking distance of all amenities, XVIIIth century Mansion House of 480 sqm habitable space with garden, pool, garage, independent flat, barn.

The whole property has been fully renovated with quality materials by professionals.

In a dominant position, without facing neighbours, a lot of sun.

Within walking distance of all amenities and primary school.

Gaz central heating (underfloor heating on the ground level)

Centralized vacuum installation

Salt treatment pool of 4 X 7.20 m (depth 1.60 m)

Garage with silent electric gate

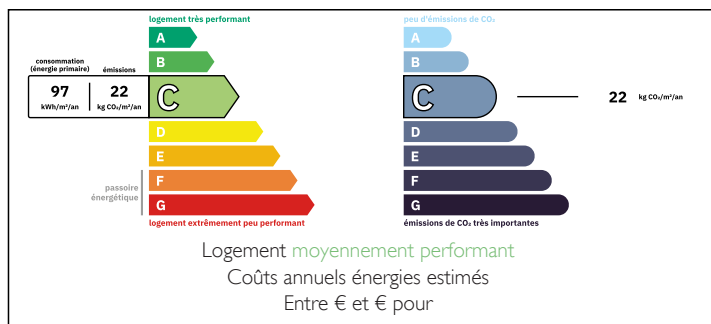
Barn

Independent apartment above the garage

The property is sold with its furniture

Walled garden of 180 sqm with a well

ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



LOCAL TAXES

Taxe foncière: 3800 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Composition of the property :

Mansion House :

Ground level :

- entrance/corridor : 9.57 sqm
- hall with original wooden staircase : 38 sqm
- coat dressing room : 3.74 sqm
- toilet with sink
- room / study : 21 sqm
- patio / courtyard (North side) : 12 sqm
- lounge with open fire-place and library : 43 sqm
- dining-room : 34 sqm
- fitted kitchen : 30 sqm
- utility / laundry-room with cupboards : 15 sqm

Split underground level :

- cellar + wine cellar
 - access to barn : 54 sqm which has a gate on a square on the North side
- All rooms on the South side have access on the terrace and the garden

1st floor :

- landing area around the staircase
- 5 bedrooms : 21 sqm, 23 sqm, 19 sqm, 17 sqm, 29 sqm (mainly with marble fire-places, 2 rooms on the North side, 2 rooms on the South side, one in the middle)
- 3 bathrooms
- 2 toilets with sinks
- dressing room : 10 sqm
- winter lounge with fire-place with wood insert : 37 sqm with access on the balcony
- balcony with columns and balustrades of 27 sqm, open views (South) without facing neighbours, overlooking the garden and pool

2nd floor :

- access to the attic by a small wooden staircase
- large attic (not being used) with recent insulated floor : 94 sqm
- 2 rooms with roof windows of 25 sqm and 19 sqm